

St. Louis City Ordinance 64516

FLOOR SUBSTITUTE

BOARD BILL NO. [98] 205

INTRODUCED BY ALDERMAN LYDA KREWSON

AN ORDINANCE DESIGNATING A PORTION OF THE CITY OF ST. LOUIS, MISSOURI A REDEVELOPMENT AREA; APPROVING A REDEVELOPMENT PLAN; APPROVING REDEVELOPMENT PROJECTS PURSUANT TO THE REAL PROPERTY TAX INCREMENT ALLOCATION REDEVELOPMENT ACT; AND AUTHORIZING AND DIRECTING THE MAYOR, THE COMPTROLLER AND OTHER APPROPRIATE CITY OFFICIALS TO TAKE ACTION TO IMPLEMENT THE REDEVELOPMENT PLAN AND THE REDEVELOPMENT PROJECTS; WITH AN EMERGENCY PROVISION.

WHEREAS, the "Real Property Tax Increment Allocation Redevelopment Act", Sections 99.800-99.865 Mo. Ann. Stat (Vernon 1997) (the "Act"), authorizes the City of St. Louis (the "City") Missouri to provide for the redevelopment of certain areas; and

WHEREAS, the Tax Increment Financing Commission of the City of St. Louis, Missouri (the "Commission") is duly constituted according to the Act; and

WHEREAS, the Act authorizes the Commission to hold hearings with respect to proposed redevelopment areas, plans and projects and to make recommendations thereon to the Board of Aldermen; and

WHEREAS, City staff and consultants at the direction of the Board of Aldermen have prepared a plan for redevelopment titled "Argyle Tax Increment Financing Redevelopment Plan" (the "Redevelopment Plan"), which provides for the construction of certain improvements (the "Redevelopment Projects") in that portion of the Central West End generally lying north of Lindell Boulevard, east of Kingshighway, west of a line approximately 210 feet east of Euclid Avenue and south of the northern boundary of the alley lying to the north of Maryland Plaza consisting of approximately 18 acres as legally described in Exhibit A attached hereto (the "Redevelopment Area"); and

WHEREAS, within the Redevelopment Area there are to be two Redevelopment Projects, known respectively as the Argyle/York Garage Redevelopment Project and the Lindell-Euclid Redevelopment Project

(hereinafter each referred to individually as a "Redevelopment Project" or collectively as the "Redevelopment Projects"); and

WHEREAS, the Argyle/York Garage Redevelopment Project consists of a public parking garage/library and limited retail space to be constructed within a 1.6 acre area bounded by York Avenue, Lindell Boulevard, Euclid Avenue and the alley located between Argyle Avenue and Maryland Plaza, while the Lindell-Euclid Redevelopment Project consists of additional public improvements to be constructed throughout the Redevelopment Area; and

WHEREAS, after proper notice, the Commission held a public hearing in conformance with the Act on November 4, 1998, and received comments from all interested persons and taxing districts affected by the Redevelopment Plan and the Redevelopment Projects described therein; and

WHEREAS, the Board of Aldermen has received the recommendations of the Commission and wishes to accept said recommendations and to designate the Redevelopment Area as a "redevelopment area" (as that term is defined and used in Section 99.805(11) of the Act) and to adopt the Redevelopment Plan and implement the Redevelopment Projects set forth therein.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION 1: The Board of Aldermen as required by Section 99.810 of the Act hereby makes the following findings:

A. The Redevelopment Area on the whole is a "blighted area" as defined in Section 99.805(1) of the Act, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without adoption of the Redevelopment Plan;

B. The Redevelopment Area includes only those parcels of real property and improvements thereon substantially benefitted by the proposed Redevelopment Projects proposed therein;

C. The Redevelopment Plan and the Redevelopment Projects conform to the general plan of the City for the development of the City as a whole;

D. The estimated dates of completion of the Redevelopment Projects and retirement of the obligations incurred to finance the cost of the Redevelopment Projects have been stated as not later than twenty-three years from the adoption

of this Ordinance and the subsequent approval of the Redevelopment Projects as provided therein;

E. A plan has been developed and included in the Redevelopment Plan for relocation assistance for businesses and residences;

F. A cost-benefit analysis showing the economic impact of the Redevelopment Plan on each taxing district included within the Redevelopment Area has been developed and included in the Redevelopment Plan; and

G. The Redevelopment Plan and the Redevelopment Projects meet the requirements of the Act.

SECTION 2: The Redevelopment Area is hereby designated as a "redevelopment area" as defined in Section 99.805(11) of the Act.

SECTION 3: The Redevelopment Plan and the Redevelopment Projects included in the Redevelopment Plan are hereby found, determined and declared to be in the public interest and hereby are approved and adopted. A copy of the Redevelopment Plan is attached hereto as Exhibit B and incorporated herein by reference.

SECTION 4: The Mayor, Comptroller and other appropriate City officials are hereby authorized and directed to take any and all actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance with regard to the implementation of the Redevelopment Plan and the Redevelopment Projects therein and to execute and deliver for and on behalf of the City all certificates, instruments, agreements, or other documents as may be necessary, desirable, convenient, or proper to carry out the matters herein authorized.

SECTION 5: The sections, paragraphs, phrases, clauses, and words of this Ordinance shall be severable. In the event that any portion of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds the valid portions of this Ordinance are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board of Aldermen would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

SECTION 6: Be it further ordained that this Ordinance is for the preservation of public peace, health, and safety, and is hereby declared to be an emergency measure within the meaning of sections 19 and 20 of Article IV of the Charter of the City of St. Louis and shall become effective immediately upon passage and approval by the Mayor.

EXHIBIT A
ORDINANCE 56791
(B.B. No. 69)

Beginning at the point of intersection of the east line of Kingshighway Boulevard and the north line of a 20 foot wide east-west alley in City Block 3881; thence eastwardly along said north alley line to the west line of property now or formerly owned by Jacob and Dorothy Sapin, said point being 130 feet 7-7/8 inches, more or less, west of the west line of Euclid Avenue; thence northwardly along said west property line 89 feet 10-1/4 inches, more or less, to its point of intersection with the north line of said Jacob and Dorothy Sapin property thence eastwardly along said north property line 117 feet 10 inches, more or less, to its intersection point with the west line of Euclid Avenue; thence diagonally eastward across Euclid Avenue to the point of intersection of the east line of Euclid Avenue and the north line of parcels now or formerly owned by Alfred and Paula Landesman and Felice M. Emery, said point being 65.37 feet, more or less, north of the north line of a 20 foot wide east-west alley in City Block 3895; thence eastwardly along said north Alfred and Paula Landesman and Felice M. Emery property line 125.29 feet, more or less, to the east Alfred and Paula Landesman property line; thence southwardly along said east property line 64.64 feet, more or less, to the north line of a 20 foot wide east-west alley in City Block 3895; thence eastwardly along said north alley line to its point of intersection with the northern projection of the east line of property now or formerly owned by Lockharts Incorporated; thence southwardly across the alley on said northern projection to the point of intersection of the said east Lockharts Incorporated property line and the south line of said 20 foot wide east-west alley in City Block 3895; said point being 281 feet 10 inches, more or less, east of the east line of Euclid Avenue; thence southwardly along said Lockharts Incorporated east property line 213 feet 2-1/4 inches, more or less, to the north line of Maryland Avenue; thence southwardly along the southern projection of said Lockharts Incorporated east property line, across Maryland Avenue to its point of intersection with the south line of Maryland Avenue; thence westwardly along the south line of Maryland Avenue to its point of intersection with the east line of a lot now or formerly owned by

Michael M. and Irene E. Karl and I. Jerome and Rosemary Flance, said point of intersection being 130 feet 1 inch, more or less, east of the east line of Euclid Avenue; thence southwardly along said Michael M. and Irene E. Karl and I. Jerome and Rosemary Flance property line 176 feet 4-1/2 inches, more or less, to the north line of a 20 foot wide east-west alley in City Block 3894; thence southwardly across said alley, along the southward projection of said east property line to its point of intersection with the south line of said alley thence westwardly along said south alley line to its point of intersection with the east line of Euclid Avenue; thence southwardly along the east line of Euclid Avenue to the point of intersection of said east line of Euclid Avenue and the north line of Lindell Boulevard, thence westwardly along the north line of Lindell Boulevard and its westward projections, across all intersecting streets to its point of intersection with the west line of Kingshighway Boulevard, thence northwardly along the west line of Kingshighway Boulevard, across all intersecting streets, to its point of intersection in City Block 4909 with the westward projection of the north line of a 20 foot wide east-west alley in City Block 3881; thence eastwardly along said westward projection of said north alley line, across Kingshighway Boulevard, to the point of intersection of said north alley line and the east line of Kingshighway Boulevard; to point of beginning.

Exhibit B

A copy of the Argyle Tax Increment Financing (TIF) Redevelopment Plan is on file with the Tax Increment Financing Commission of the City of St. Louis and is available for inspection during normal business hours.

Legislative History				
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
11/20/98	11/20/98	HUDZ	12/03/98	
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
12/04/98			12/11/98	12/11/98
ORDINANCE	VETOED		VETO OVR	
64516				